



MEMORANDUM

TO: CDS Board Members

FROM: Tom Britton, AICP, Director *TJB*

RE: Data Center Text Amendment
Public Hearing – July 27, 2026

DATE: July 21, 2026

As part of its July meeting, the CDS Board will conduct a public hearing to receive comments on possible amendments to the Hopkinsville Zoning Code. The amendment would specifically classify and provide standards for the future location of data centers within the city limits.

Attached for your review are:

- 1) Resolution 2026-03 and draft amendment text dated June 22, 2026;
- 2) Text Amendment with draft revisions per Plan Review dated July 17, 2026; and
- 3) Hopkinsville Electric System's proposed text amendment submitted by cover letter dated July 21, 2026.

In addition, attached are:

- 1) Kentucky Resource Council's Model Data Center Siting Ordinance; and
- 2) A summary of sampled ordinances (full copies available upon request).

The purpose of the public hearing is to receive comments. The Staff is not forwarding a final recommendation; however, the Staff does recommend that this item be referred back to the Plan Review Committee for further review and consideration of comments received.

TWB

Attachments (5)

cc: Holly Boggess
Steve Underwood
Correspondence File

RESOLUTION NO. 2026-03

A RESOLUTION OF THE HOPKINSVILLE-CHRISTIAN COUNTY PLANNING COMMISSION SETTING OUT IN FULL AND EFFECTUATING ITS MOTION TO INITIATE A ZONING TEXT AMENDMENT TO ESTABLISH STANDARDS FOR THE SITING, CONSTRUCTION, INSTALLATION, AND OPERATION OF DATA CENTERS WITHIN THE CITY OF HOPKINSVILLE, KENTUCKY.

WHEREAS, the City of Hopkinsville has adopted a zoning ordinance in accordance with the requirements of KRS 100.203 et seq; and

WHEREAS, recent years have seen the proliferation of data centers in Kentucky and across the nation; and

WHEREAS, data centers represent an emerging technology with varying land use and infrastructure considerations; and

WHEREAS, the Hopkinsville-Christian County Planning Commission [‘the Planning Commission’] has determined that amendments to the zoning ordinance are necessary to appropriately address the future siting, construction, installation, and operation of data centers within the City of Hopkinsville; and

WHEREAS, by resolution, the Planning Commission has determined to initiate the zoning text amendment process;

NOW, THEREFORE BE IT RESOLVED BY THE HOPKINSVILLE-CHRISTIAN COUNTY PLANNING COMMISSION AS FOLLOWS:

1. The Planning Commission hereby initiates the zoning text amendment process to amend sections of the Hopkinsville Zoning Ordinance to include Sections 158.002 and Appendix A and to create a new section, 158.048, entitled “Requirements for Data Centers”, and to make other necessary technical corrections. A copy is attached hereto and is subject to further review and recommendation by the Plan Review Committee;
2. Staff is hereby authorized to provide all noticing required by statute for a public hearing; and
3. This resolution does not predetermine or otherwise restrain the zoning recommendation of the Planning Commission to City Council in this action. The recommendation of the Planning Commission will be made in accordance with law following notification and a public hearing.

THIS RESOLUTION WAS INTRODUCED, SECONDED AND ADOPTED AT A DULY CONVENED REGULAR MEETING OF THE HOPKINSVILLE-CHRISTIAN COUNTY PLANNING COMMISSION, HELD ON JUNE 22, 2026.


Ben Bolinger, Chairman

ATTEST:


Melissa McCarty